



Reception Room

Lounge

Four bedroom, detached family home with extensive garden grounds

- Stunning Countryside views
- Spacious accommodation throughout
- Four fantastic public rooms
- Four well-proportioned Bedrooms, two with En Suite
- Extensive garden grounds with additional paddock
- Located a short distance from the town of Banchory



Four beds.



Three bathrooms.



Four public rooms.

Located in a beautiful tranquil setting with spectacular views, we offer for sale this delightful detached residence set within extensive landscaped grounds extending to approx. 5 acres, offering a rare opportunity to acquire a truly unique family home

Situated on a large plot within a charming rural setting with beautiful views we are honoured to present this fantastic opportunity to purchase this outstanding home, abundant with charm and traditional features which will undoubtedly impress.

The property is situated just a short distance from the bustling community of Banchory which has a wealth of local amenities and excellent local schools.

Upon entering the private driveway the tree lined entrance offers a level of privacy and opens up to a breathtaking vista, with a superb countryside feel where the grand property is nestled peacefully within its mature landscaped garden grounds spanning 5 acres and further 4 acre paddock across the road which would be ideal for equestrian use as there are some lovely hacks in the adjacent woods.

The elegance of the property is instantly apparent upon entering the the round-arched doorway into the vestibule, this then leads seamlessly into the main internal hallway which features a storage cupboard, cloakroom with WC and wash hand basin and double doors providing direct access to the rear garden.

The lounge is a particularly spacious and attractive room with multiple windows allowing for a flow of natural light. The wood burning stove enhances the homely and relaxing atmosphere of the room.







Lounge/Family Room



Upper Landing

Accessed directly from the hallway via twin archways is the dining room, this bright and spacious room benefits from a traditional range heater and also provides access to the stairwell to the first floor, the back hall and has a door leading out to the garden.

The back hall provides access to the kitchen and utility space. The stylish kitchen is a fantastic size, boasting ample base and wall units with quality work surfaces and a range of appliances including a fabulous range cooker. The kitchen allows space for informal dining and a door provides access to the fabulous family room which features an open fire and is a superb addition to the property

Located just next door to the kitchen is the useful utility space. There is also a door leading out to the garden grounds from the back hall.

The first floor landing is lovely and bright with multiple velux windows and balcony looking down to the reception hall.

Internal viewing is highly recommended to fully appreciate this superb family home.

Sure to impress viewers is the principal bedroom which is of generous proportion and benefits from a dual aspect flooding the room with natural light and multiple built in storage cupboards.

The second spacious bedroom enjoys a quiet rear aspect and also benefits from built in storage and an en suite shower room.

There are two further well-proportioned bedrooms, both benefiting from a quiet rear aspect.

Also located on this floor is the family bathroom comprising of bath, wet room style shower, bidet, WC and wash hand basin vanity. There is also a further separate shower room.

Completing accommodation is the office which features further stairs up to the tower room, this is the perfect little hideaway with windows all round so you can relax and enjoy the views.





Bedroom



Bedroom



Externally, The Kingdom offers truly fantastic grounds with uninterrupted views. The garden itself is mainly laid to lawn with a range of flowering shrubs and trees. The lovely patio area which can be accessed directly from the family room has gorgeous views, making this a relaxing spot to enjoy your morning coffee or dining al fresco.

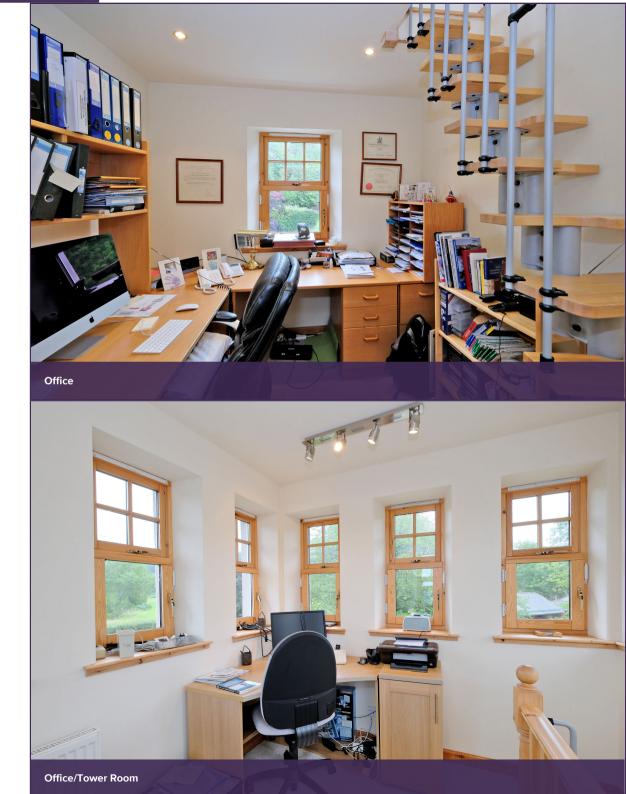
Another wonderful feature is the decking area with summer house which truly gives that indoor outdoor feel. There is also a large wood store.

Another impressive feature of this fantastic property is the car port providing parking for up to three cars. There is also an additional storage section.

There are 16 solar panels located to the rear of the garage which are connected into a battery located within the car port.

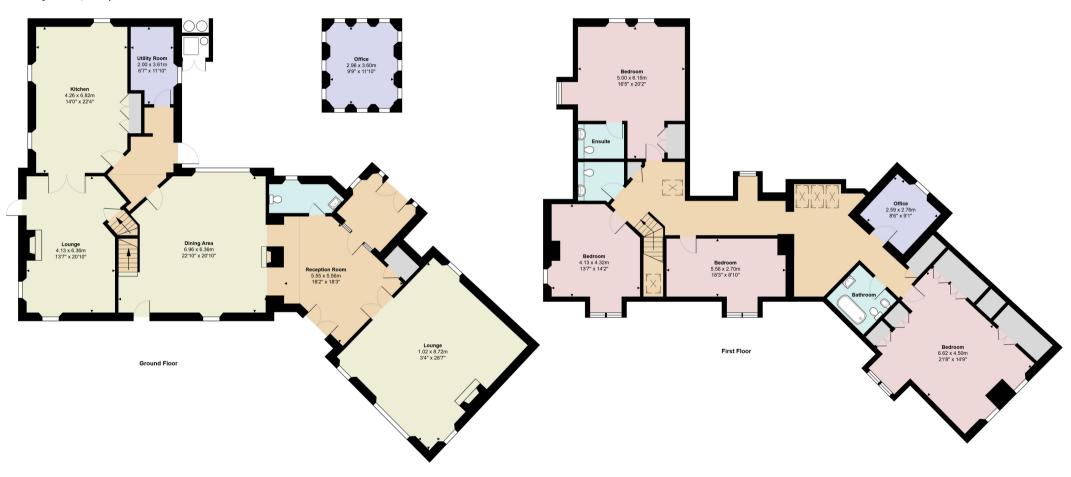
Accommodation

Reception Room	18'2" x 18'3"	5.54m x 5.56m
Lounge	21'11" x 21'7"	6.68m x 6.58m
Dining room	22'10" x 20'10"	6.96m x 6.35m
Lounge	13'7" × 20'10"	4.14m x 6.35m
Kitchen	14'0" x 22'4"	4.27m x 6.81m
Utility Room	6'7" x 11'10"	2.01m x 3.61m
Bedroom	21'8" x 14'9"	6.61m x 4.5m
Bedroom	18'3" x 8'10"	5.56m x 2.69m
Bedroom	13'7" x 14'2"	4.14m x 4.32m
Bedroom	16'5" x 20'2"	5.01m x 6.15m
Office	8'6" x 9'1"	2.59m x 2.77m
Office	9'9" x 11'10"	2.97m x 3.61m



Floorplan

The Kingdom Glassel, Banchory AB31 4BY





Directions

From Banchory, travle up Raemoir Road, continuing onto the A980 and exit left as signposted for Brathens Business Park. Continue along, passing the business park and the property will be indicated by our 'for sale' sign on your right hand side.

Location

This property enjoys an idyllic rural location, only a few minutes drive from the thriving town of Banchory, which is well served by a variety of local amenities including primary and secondary schooling. A superb range of shops, restaurants and hotels are within easy reach and regular public transport is also available. The surrounding countryside of the Royal Deeside is abundant with outdoor pursuits including beautiful walks, golf, fishing and horse riding as well as offering easy access to Glenshee and the Lecht for skiing in the winter months.

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.

Arrange a viewing

Viewing By appointment telephone 07802694812 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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